083.0	0010	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,000 /	748,000
					USE VALUE:	748,000 /	748,000
					ASSESSED:	748,000 /	748,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WU XIAOYI &
Owner 2:	LIANG JIE
Owner 3:	
Street 1:	81 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHULTZ TODD/KAREN -
Owner 2:	-
Street 1:	81 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 2028 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4313.000	357,800	5,600	384,600	748,000
Total Card	0.099	357,800	5,600	384,600	748,000
Total Parcel	0.099	357,800	5,600	384,600	748,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.91 | /Parcel: 368.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 52775

GIS Ref

GIS Ref

Insp Date 09/22/18

!6846!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0010-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	357,800	5600	4,313.	384,600	748,000		Year end	12/23/2021
2021	101	FV	347,300	5600	4,313.	384,600	737,500		Year End Roll	12/10/2020
2020	101	FV	347,300	5600	4,313.	384,600	737,500	737,500	Year End Roll	12/18/2019
2019	101	FV	267,700	5600	4,313.	379,100	652,400	652,400	Year End Roll	1/3/2019
2018	101	FV	251,100	5600	4,313.	291,200	547,900	547,900	Year End Roll	12/20/2017
2017	101	FV	251,100	5600	4,313.	274,700	531,400	531,400	Year End Roll	1/3/2017
2016	101	FV	251,100	5600	4,313.	252,700	509,400	509,400	Year End	1/4/2016
2015	101	FV	245,200	5600	4,313.	236,200	487,000	487,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:35:25

LAST REV

Date	Time
10/05/18	10:07:57
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6846

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHULTZ TODD/KA	1419-129		7/18/2012		525,000	No	No		
BERGWALL PETER	1333-129		2/27/2007		475,000	No	No		
MCCLOSKEY JOHN	1226-160		8/31/2000		397,000	No	No		
CABRAL ADRIAN	1159-52		7/26/1996		165,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2004	917	Redo Bat	7,200	C		G6	GR FY06	
9/3/1996	429		2,500					RAISE ROOF 2 FT
8/19/1996	395	Manual	5,000					REPLACE FRONT PORC
8/7/1996	371		8,000					REM BA & KIT/STAIR

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	BS	Barbara S
8/10/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	MLS	MM	Mary M
12/2/2008	Meas/Inspect	336	PATRIOT
5/18/2007	MLS	HC	Helen Chinal
4/19/2005	MLS	BR	B Rossignol
4/19/2005	Permit Visit	BR	B Rossignol
12/6/2000	MLS	MM	Mary M
2/10/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	52775
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4313		Sq. Ft.	Site		0	70.	1.27	6									384,573						384,600	

Total AC/HA:	0.09901	Total SF/SM:	4313	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	384,573	Spl Credit		Total:	384,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	92362
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401099
Depreciation:	43319
Depreciated Total:	357780

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

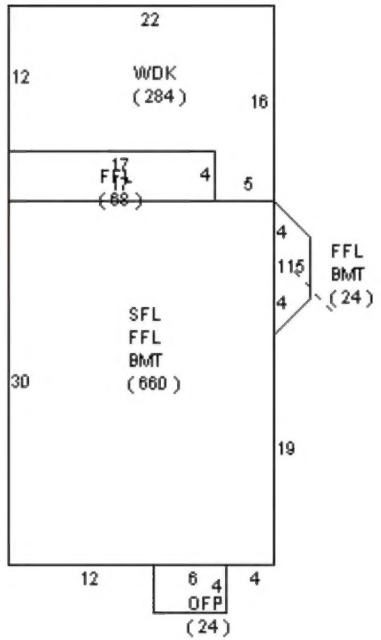
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	148.84
Final Total:	357800	Val/Su SzAd	253.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	752	173.730	130,643
BMT	Basement	684	87.300	59,712
SFL	Second Floor	660	173.730	114,660
WDK	Deck	284	9.420	2,677
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	2,404			Total:	308,737
Size Ad	1412	Gross Area	2404	FinArea	2028

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0010-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X20	G	GD	1924	30.77	T	30	101			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600